

Ms Annie Leung
Team Leader
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Leung

Tallawong Station Precinct South (SSD 9603)

Thank you for your letter dated 9 July 2018 inviting Transport for NSW (TfNSW) to review and provide comment on the subject proposal.

The subject development is located within the Cudgegong Road Precinct, which had been rezoned to accommodate around 4,400 dwellings. The subject proposal assumes an indicative baseline dwelling yield based on referencing previous reports prepared for the Cudgegong Road Station. The proposal seeks to increase circa 450 dwellings to that planned for the subject site under the Cudgegong Road (Area 20) Precinct Plan.

TfNSW has reviewed the exhibited documents in support of the subject proposal and provide comment on the basis of:

- The traffic report assessed the net traffic increase generated by the proposed additional dwellings. The report concluded that the net traffic increase would have acceptable impact on the intersections in vicinity of the subject site in comparison with the baseline scenario under the approved Cudgegong Road (Area 20) Precinct Indicative Layout Plan (ILP).

It is noted that the exhibited documents acknowledge the total number of dwellings already been approved for development had exceeded that originally planned within the wider Precinct. It is recommended that the Department should consider updating the traffic and transport study for the wider Precinct (i.e. Area 20) to evaluate the cumulative traffic impact resulting from the approved dwellings additional to the original Precinct Plan and inform any additional transport mitigation works required.

Attached **Tab A** summarises the issue of details noted from the exhibited documents.

In consideration of the subject proposal seeks concept approval and does not include any construction works, TfNSW will provide recommendation to the conditions of consent for subsequent applications in this regard.

Thank you again for the opportunity of reviewing the subject application. For further information or clarification regarding this matter, please contact Billy Yung, Senior Transport Planner, at Billy.Yung@transport.nsw.gov.au.

Yours sincerely



8/8/2018

Mark Ozinga

**Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning**

CD18/06485

Update of details:

It is noted that some information regarding the current bus routes needs to be updated, in particular, routes 742, 747 and 751 are now operating past the site and will be directed via Tallawong Station interchange when it is opened.

Travel plan

The report proposed the need for developing a Travel Plan to deliver best practice travel programs and initiatives to manage travel demand for the Cudgegong Road Station Precinct. Clarification is needed as to which party is responsible for preparing the Travel Plan and the subsequent delivery of the Travel Plan measures.

Pedestrian and cycling linkages

More details should be provided about the pedestrian and cycling linkages to the east and west of the site, and in particular to the south across Schofields Road. Linkages and interfaces with adjoining sites, neighborhoods and cycling networks needs to be adequately addressed given that on-site retail and commercial activities are likely be the generating visitation from neighboring areas by walking and cycling. It is understood that the subject proposal seeks concept approval and it is requested that further design work are required on the details for pedestrian footpaths and bike paths to ensure safe access along the desire lines for walking and cycling modes.